

Sold



13 Kandoo St, Pacific Paradise



## Time warp

Built in the 1970's this home is one of the grooviest pieces of real estate on the coast. Concrete block and suspended slab construction means a solid base to work from, allowing you to modernise with confidence. Full size house plus self-contained granny flat provides options for extended families, working from home or a way to supplement your mortgage.

- Quality tenant in place until Jan 2023 paying \$420/week
- 728sqm allotment a rare find this close to the beach
- Space for family & pets now. Land-bank to develop later
- Two storey block/concrete home (suspended slab upper level)
- Wrap around verandah. Open living off kitchen
- Ensuite & private balcony to main bedroom
- Two bedrooms combined into one upstairs
- Internal stairs link both levels. One large home or house & flat
- 2 x garage offers excellent storage/workshop area
- Winding driveway through the trees. Total peace & privacy
- Room for a shed and still space left over for a boat/caravan
- Original finishes indoors and out. Limitless possibilities
- Potential to renovate/add value in a high growth location

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<b>Price</b>	SOLD for \$795,000
<b>Property Type</b>	Residential
<b>Property ID</b>	2626
<b>Land Area</b>	728 m2
<b>Floor Area</b>	269.41 m2

## Agent Details

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## Office Details

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This isn't just one of the largest homes in the area. It offers convenience and lifestyle too. 10 minutes walk puts you at the primary school and village centre. Same time on your bike and you can make the leisurely ride down to Mudjimba's patrolled surf Beach for a swim and the buzz of the Esplanade. Oversized 728sqm allotment and wide frontage offer room for additional vehicles, self-sufficient vegetable garden as well as future development options. Take a trip back in time and secure your future today.

#### Rental and rates information

Long term tenant in place until Jan 2023, paying \$420/wk.

Council rates & water charges: Approx \$2950/year (combined)

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